

May 1, 2026

## Sanctuary a Meridian Ranch PUD Development / Preliminary Plan

### LETTER OF INTENT

#### **Property Owner**

GTL Development Inc.  
3575 Kenton St.  
San Diego, CA 92110

#### **Developer/Applicant**

Challenger Communities LLC  
8605 Explorer Dr.  
Colorado Springs, CO 80921

#### **Location**

The Sanctuary at Meridian Ranch is located southeast of the intersection of Rex Road and Rolling Hills Drive, Peyton, Colorado. The site comprises approximately 73 acres and is zoned PUD (PUDSP224). To the northwest is the Estates at Rolling Hills Ranch residential development and to the west Rolling Hills Ranch of Meridian Ranch with Falcon Regional Park on the eastern boundary of the property.

#### **Request**

Challenger Communities request approval of a minor PUD Amendment to the maximum allowed height of 30 feet. The request to increase the maximum height to 35 feet for lots 107-192, 223-233, and 289-304.

The proposed relief is within the 20% maximum change to structure height and does not significantly change the design of the overall community. The proposed change of 5 feet to the 30 feet is approximately a 16.6% change in the overall height.

#### **Justification**

The proposed 30 feet maximum height restricts the ability to provide additional housing types in the area. The proposed 35 feet allows for additional housing while maintaining the same characteristics of the single-family development. The change does not amend the overall intent of the PUD and preserves the single-family development and does not change the number of units in the development. The proposed change does not modify any public infrastructure or services including landscape, public safety, roadways, or utilities. The proposed amendment remains compliant with the County Master Plan and Water Master Plan as outlined in the Letter of Intent submitted with PUDSP 22-004.